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**Town of Vernon
Inland Wetlands Commission (IWC)**

Tuesday, November 24, 2015

7:00 p.m.

Council Chambers, Third Floor

Vernon Memorial Building

14 Park Place

Rockville/Vernon, CT

DRAFT MINUTES

1. Call to Order and Roll Call
Meeting was called to order at 7:05 p.m. by Chairperson Lynda Morhardt. Also in attendance were Ronald Kane, Frank Galat, and Robert Lewis. Staff member present was Marina Rodriguez, Town Planner.
2. Administrative Actions
 - 2.1 Communications received not related to Agenda Items
Copy of DEP letter dated November 9, 2015, regarding Application No: FM-201504319, Hockanum River Flood Management Certification and Exemption Approval.
 - 2.2 Acceptance of Minutes
Chairperson Morhardt requested a deferment to the acceptance of minutes until the December meeting giving Commission Members a chance to read them.
Mr. Galat made a motion seconded by Mr. Kane to accept request for deferment. Motion carried unanimously.
 - 2.3 Call for filing(s) of Intervener petition(s) and determination of status
None.
3. Discussion/Action
None
4. Status of Cease & Correct Orders

20 Dockerel Road (Gregory & Susan Prentiss).
Town Planner Rodriguez reported that Mr. Perry is still waiting for George Logan of REMA to contact him in regards to a site visit.

50 Windsorville Road.
Town Planner Rodriguez reported that Mr. Perry noted no activity.

5. Discussion/Additional Business

5.1 Receipt of Application and Determination of Significance

5.1.1 Application [IWC-2015-08] of Leung Ching Kwok & Zheng Li Kwok for a Wetlands permit at #206 Talcottville Rd. (Assessor's ID: Map #10, Block #01513, Lot/Parcel #00037.)

John Martucci, LBM Engineering, and Joel Fuller, Fuller Landsurveying, discussed the proposed commercial development at 206 Talcottville Road and proposed building of about 8,000 square feet, catch basins, water drainage, water quality basin for run off, concrete leaching galleys under parking lot. Further discussion regarding accommodating 100 percent of runoff, LID checklist was referenced, pervious surfaces, discharge into wetlands becoming a significant activity.

Town Planner Marina Rodriguez read comments into the record from town staff:

Craig Perry, Town Wetlands Agent: "I do not believe that this Application will have a significant impact on the nearby wetlands and watercourses as long as proper erosion control measures are taken during construction. However, I do believe it is of the public interest to be able to review this Application at a public hearing. No further review of this application will be done by town staff."

Zoning Enforcement Officer/Administration: site plan - "1. The proposed site plan exceeds 60% lack coverage and would possibly require a variance, 2. Section 12.2 of zoning regulations also require that one off-street truck loading space is provided for in a building exceeding 7,500 square feet, and 3. The proposed site plan does not appear to meet the minimal zoning requirements."

Further discussion took place regarding erosion and water discharges into delineated wetland.

Chairperson Morhardt made a Motion seconded by Mr. Kane that the Commission finds this Application a significant activity due to testimony that the water collected on the site will ultimately discharge in the area that is designated as a delineated wetland, discharging water into the wetland where there is a direct line

or subset creates a situation of significant activity. Motion carried unanimously.

Chairperson Morhardt suggested a public hearing be scheduled. Mr. Kane made a motion seconded by Mr. Galat to hold a special meeting on December 15 in lieu of the regularly scheduled December 22 meeting. Motion carried unanimously.

5.2 Wetlands Enforcement Officer – Report
None

5.3. Inland Wetlands Agent – Report
None.

6. Adjournment
Mr. Galat made a motion seconded by Mr. Kane to adjourn at 7:42 p.m. Motion carried unanimously.

Respectfully Submitted
Susan Hewett
Recording Secretary